058.0	0008	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	821,000 / 821,000
					USE VALUE:	821,000 / 821,000
					ASSESSED:	821,000 / 821,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		LOCKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CUMMINGS MARK & DIANE
Owner 2:	
Owner 3:	
Street 1:	21 LOCKE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Vinyl Exterior and 2283 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	416,300	5,700	399,000	821,000
Total Card	0.115	416,300	5,700	399,000	821,000
Total Parcel	0.115	416,300	5,700	399,000	821,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.60 /Parcel: 359.60

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 38783

GIS Ref

GIS Ref

Insp Date 11/12/18

!4997!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 058.0-0008-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	416,300	5700	5,000.	399,000	821,000		Year end	12/23/2021
2021	101	FV	403,900	5700	5,000.	399,000	808,600		Year End Roll	12/10/2020
2020	101	FV	403,900	5700	5,000.	399,000	808,600	808,600	Year End Roll	12/18/2019
2019	101	FV	293,300	5800	5,000.	399,000	698,100	698,100	Year End Roll	1/3/2019
2018	101	FV	293,300	5800	5,000.	267,900	567,000	567,000	Year End Roll	12/20/2017
2017	101	FV	293,300	5800	5,000.	256,500	555,600	555,600	Year End Roll	1/3/2017
2016	101	FV	293,300	5800	5,000.	233,700	532,800	532,800	Year End	1/4/2016
2015	101	FV	286,100	5800	5,000.	188,100	480,000	480,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:29:35

LAST REV

Date	Time
10/09/19	14:24:54
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4997

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GILBERT MARY	24386-583		3/24/1994		124,750	No	No	Y	

USER DEFINED

Prior Id # 1:	38783
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2003	761	Addition	20,000					
7/8/1994	379		8,000					2 DORMERS

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	CC	Chris C
5/21/2009	Measured	189	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	11									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.19404149
Const Adj.:	0.98990101
Adj $ / SQ:	159.568
Other Features:	88750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	466659
Depreciation:	50399
Depreciated Total:	416260

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

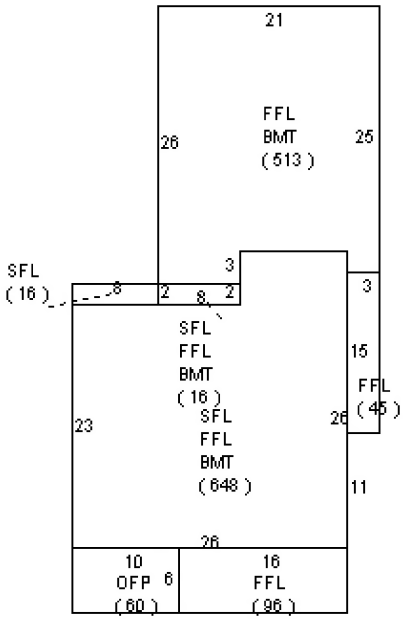
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	159.57
Special Features:	0	Val/Su Net:	131.45
Final Total:	416300	Val/Su SzAd	215.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,318	159.570	210,310
BMT	Basement	1,177	57.210	67,330
SFL	Second Floor	612	159.570	97,655
OFP	Open Porch	60	43.560	2,613

Net Sketched Area:	3,167	Total:	377,908
Size Ad	1930.0000	Gross Area	3235 FinArea 2283

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0008-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1924	25.42	T	40	101			3,700			3,700
22	Wood Deck	D	Y	1	8X16	G	AV	2006	17.27	T	10.4	101			2,000			2,000

More:	N	Total Yard Items:	5,700	Total Special Featues:		Total:	5,700